



To the Honorable Council
City of Norfolk, Virginia

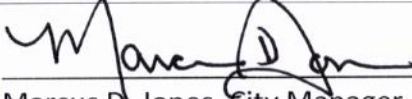
June 14, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special Exception for the sale of alcoholic beverages for off-premises consumption at 257 Granby Street – Elixia**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-9**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception for the sale of alcoholic beverages for off-premises consumption.
- IV. **Applicant:** Tiffany Kidwell-Gaylord
- V. **Description:**
 - The site is located Downtown on the west side of Granby Street between W. Tazewell Street and College Place.
 - The applicant proposes to offer beer for off-premises consumption at Elixia, a newly approved restaurant and entertainment establishment.

	Previous (Empire)	Proposed (Elixia)
Hours of Operation	11:00 a.m. until 2:00 a.m., Seven days a week	Same
Hours for the Sale of Alcoholic Beverages for Off-Premises Consumption	N/A	11:00 a.m. until 12:00 midnight, Seven days a week
Off-Premises Alcohol Types	N/A	No less than 32 oz. growlers

VI. Historic Resources Impacts

- The site is located within the Downtown Historic Overlay District (HO-D) and is a contributing structure.
- Any modifications to the exterior of the building would be subject to Architectural Review Board approval for a Certificate of Appropriateness.

VII. Public Schools Impacts

The site is located in the Tidewater Park Elementary School, Blair Middle School and Maury High School Attendance Zones.

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated May 26, 2016 with attachments
- Proponents and Opponents
- Ordinance

Proponents and Opponents

Proponents

None

Opponents

None

Planning Commission Public Hearing: May 26, 2016

Executive Secretary: George M. Homewood, FAICP, CFM

Planner: Chris Whitney, CFM




Staff Report	Item No.	12
Address	257 Granby Street	
Applicant	Elixia	
Request	Special Exception	Sale of Alcoholic Beverages for Off-Premises Consumption
Property Owner	Two Fifty-Five Granby, LLC	
Site Characteristics	Building Area/Space	27,681 sq. ft./2,500 sq. ft.
	Future Land Use Map	Downtown
	Zoning	D-3 (Freemason/Granby Conservation and Mixed Use) and HO-D (Downtown Historic Overlay)
	Neighborhood	Downtown
	Character District	Downtown
Surrounding Area	North	D-3: Subway, MacArthur Pharmacy
	East	D-3: The Governors School for the Arts, Harry's BBQ (vacant)
	South	D-3: Saint Germain, Ciniva web design
	West	D-3: Tidewater Community College, Harbor Heights condominiums



A. Summary of Request

- The site is located Downtown on the west side of Granby Street between W. Tazewell Street and College Place.
- The applicant proposes to offer beer for off-premises consumption at Elixia, a newly approved restaurant and entertainment establishment.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Downtown.

C. Zoning Analysis

i. General

The site is located in the D-3 district, which permits the proposed use by special exception.

	Previous (Empire)	Proposed (Elixia)
Hours of Operation	11:00 a.m. until 2:00 a.m., Seven days a week	Same
Hours for the Sale of Alcoholic Beverages for Off-Premises Consumption	N/A	11:00 a.m. until 12:00 midnight, Seven days a week
Off-Premises Alcohol Types	N/A	No less than 32 oz. growlers

- Special exception history:

City Council Approval	Applicant	Request
2001	Posh Dolche	Eating and Drinking Establishment
2002	Posh Dolche	Entertainment Establishment
2007	Posh Dolche	New owner/operator
January 2009 (revoked November 2009)	Posh Dolche	Add managers/operators
2010	Bootleggers	Entertainment Establishment
2011	Wonderbar	Entertainment Establishment
2012	Wonderbar	Add managers/operators
2013	Empire	Eating and Drinking Establishment

May 2016	Elixia	Entertainment Establishment
Pending	Elixia	Sale of alcoholic beverages for off-premises consumption

ii. Parking

The site is located within the D-3 zoning district, which does not require off-street parking.

iii. Flood Zone

The property is located in the X (Shaded) Flood Zone, which is a low-risk flood zone.

D. Transportation Impacts

- No new trips are forecast related to the proposed addition of off-premises alcohol sales at this existing restaurant.
- Granby Street adjacent to the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.
- This downtown site has good transit accessibility served with both frequent bus service and also light rail available at the nearby Monticello Station.
- Granby Street adjacent to the site is an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

E. Historic Resources Impacts

- The site is located within the Downtown Historic Overlay District (HO-D) and is a contributing structure.
- Any modifications to the exterior of the building would be subject to Architectural Review Board approval for a Certificate of Appropriateness.

F. Public Schools Impacts

The site is located in the Tidewater Park Elementary School, Blair Middle School and Maury High School Attendance Zones.

G. Environmental Impacts

There are currently no opportunities for landscaping site improvements to this existing site.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

Over the past year, there have been five calls for police service at this site with no arrests made.

J. Payment of Taxes

The owner of the property is current on all real estate taxes.

K. Civic League

- Notice was sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on April 13.
- An email of no objection was received from the Downtown Norfolk Civic League on April 13.

L. Communication Outreach/Notification

- Legal notice was posted on the property on April 19.
- Letters were mailed to all property owners within 300 feet of the property on May 13.
- Legal notification was placed in *The Virginian-Pilot* on May 12 and May 19.

M. Recommendation

Staff recommends **approval** of the special exception request subject to the conditions below:

- (a) The hours of operation for the establishment shall be limited to 11:00 a.m. until 2:00 a.m., seven days a week.
- (b) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be limited to 11:00 a.m. until 12:00 a.m., seven days a week.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) No alcoholic beverages other than those defined as "beer," "wine," "wine cooler," or "low alcohol beverage cooler," as defined by state law, shall be sold.
- (e) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (f) Beer shall be sold only in growler containers, either sold on-premises or provided by the customer for refill, which are exclusively produced in bottles of 32 ounces or greater. No wine shall be sold or refilled in containers less than 375 ml each.
- (g) The facility shall maintain a current, active business license at all times while in operation.
- (h) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by

this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (i) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (j) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (k) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, snow, ice, and any bodily discharge.
- (l) At all times, all temporary window signage must comply with the applicable regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Signs."

Attachments

Location Map

Zoning Map

1000' radii map of similar ABC establishments and Norfolk Public Schools

Application

Notice to the Downtown Norfolk Civic League and Downtown Norfolk Council

Email of no objection from the Downtown Norfolk Civic League

Proponents and Opponents


Proponents

None

Opponents

None

Form and Correctness Approved

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION AT AN ESTABLISHMENT KNOWN AS "ELIXIA" ON PROPERTY LOCATED AT 257 GRANBY STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to The Society, LLC authorizing the sale of beer and wine for off-premises consumption at an establishment known as "Elixia" on property located at 257 Granby Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 20 feet, more or less, along the western line of Granby Street beginning 112 feet, more or less, from the northern line of West Tazewell Street and extending northwardly; premises numbered 257 Granby Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days per week.
- (b) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be limited to 11:00 a.m. until 12:00 midnight, seven days per week.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the

establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

- (d) No alcoholic beverages other than those defined as "beer," "wine," "wine cooler," or "low alcohol beverage cooler," as defined by state law, shall be sold.
- (e) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (f) Beer shall be sold only in refillable growler containers, either sold on-premises or provided by the customer, having a minimum volume capacity of 32 ounces. No wine shall be sold in containers less than 375 ml each.
- (g) The facility shall maintain a current, active business license at all times while in operation.
- (h) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (i) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (j) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (k) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (l) At all times, all temporary window signage must comply with the applicable regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Signs."

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to

mitigate potential adverse impacts;

- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (2 pages)



EXHIBIT "A"

Description of Operations Off-Premises Sale of Alcoholic Beverage

Date of Application: 4/8/16

Name of business: _____

Address of business: 257 Granby St Norfolk VA 23510

Name(s) of business owner(s)*: The Society, LLC

Name(s) of property owner(s)*: Bobby Wright

Name(s) of business manager(s)/operator(s): Tiffany Kidwell, David Hledik, Hunt, HER,

Daytime telephone number (): _____

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility

Weekday From 11:00 AM To 2:00 AM

Friday From 11:00 AM To 2:00 AM

Saturday From 11:00 AM To 2:00 AM

Sunday From 11:00 AM To 2:00 AM

Alcoholic Beverage Sales

Weekday From 11:00 AM To 2:00 AM

Friday From 11:00 AM To 2:00 AM

Saturday From 11:00 AM To 2:00 AM

Sunday From 11:00 AM To 2:00 AM

2. Type of alcoholic beverage applied for:

☒ Beer ☐ Wine ☐ Mixed Beverage

3. Alcoholic beverages to be sold:

☐ Room temperature ☒ Refrigerated

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

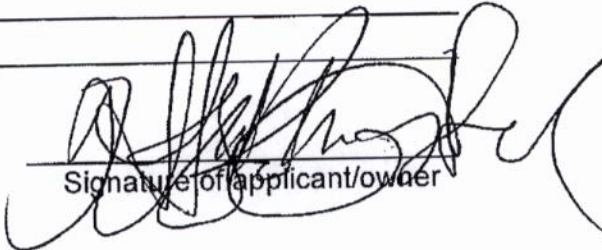
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

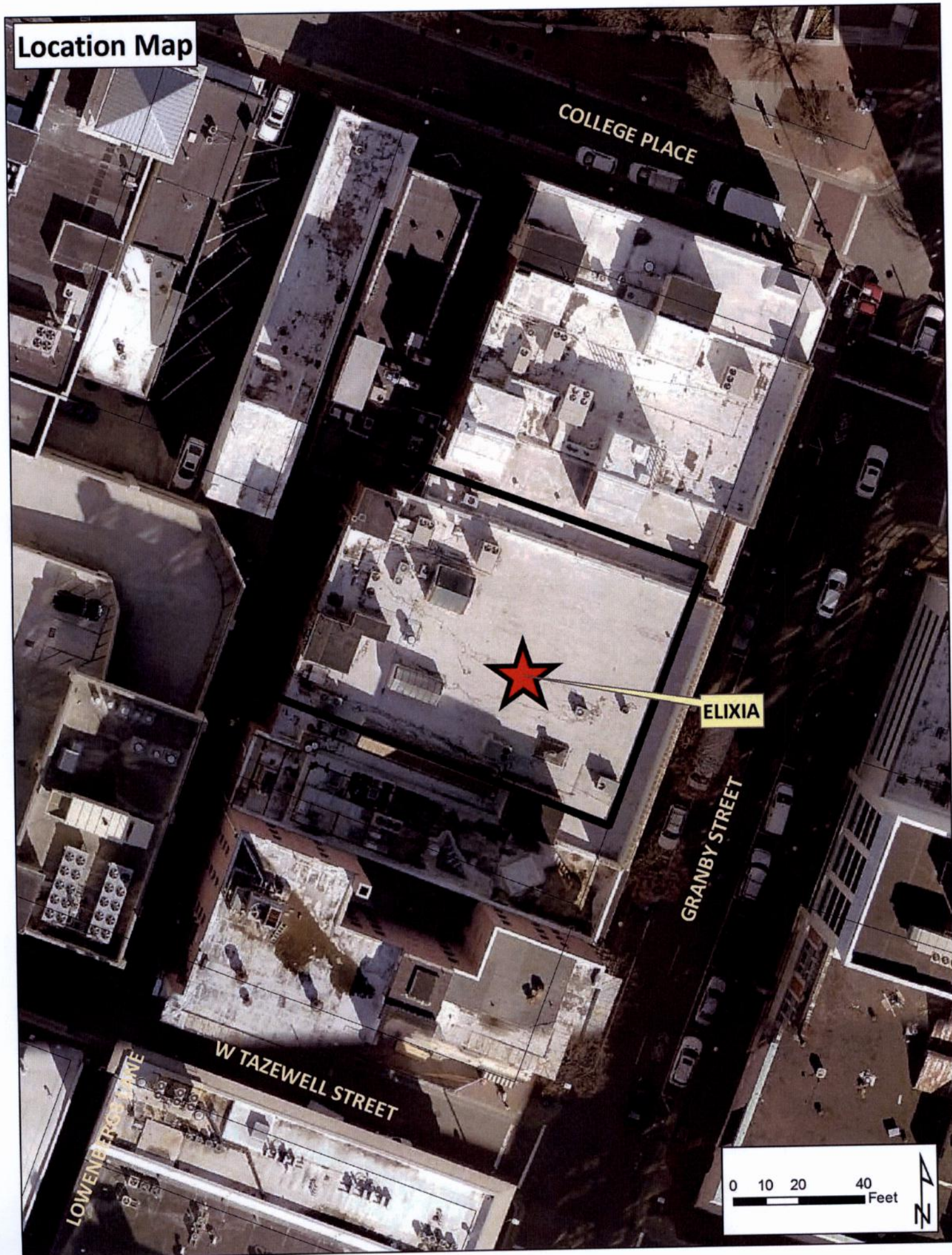
(Revised January, 2015)

Exhibit A – Page 2
ABC-Off

4. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:


Signature of applicant/owner

Location Map



COLLEGE PLACE

ELIXIA

GRANBY STREET

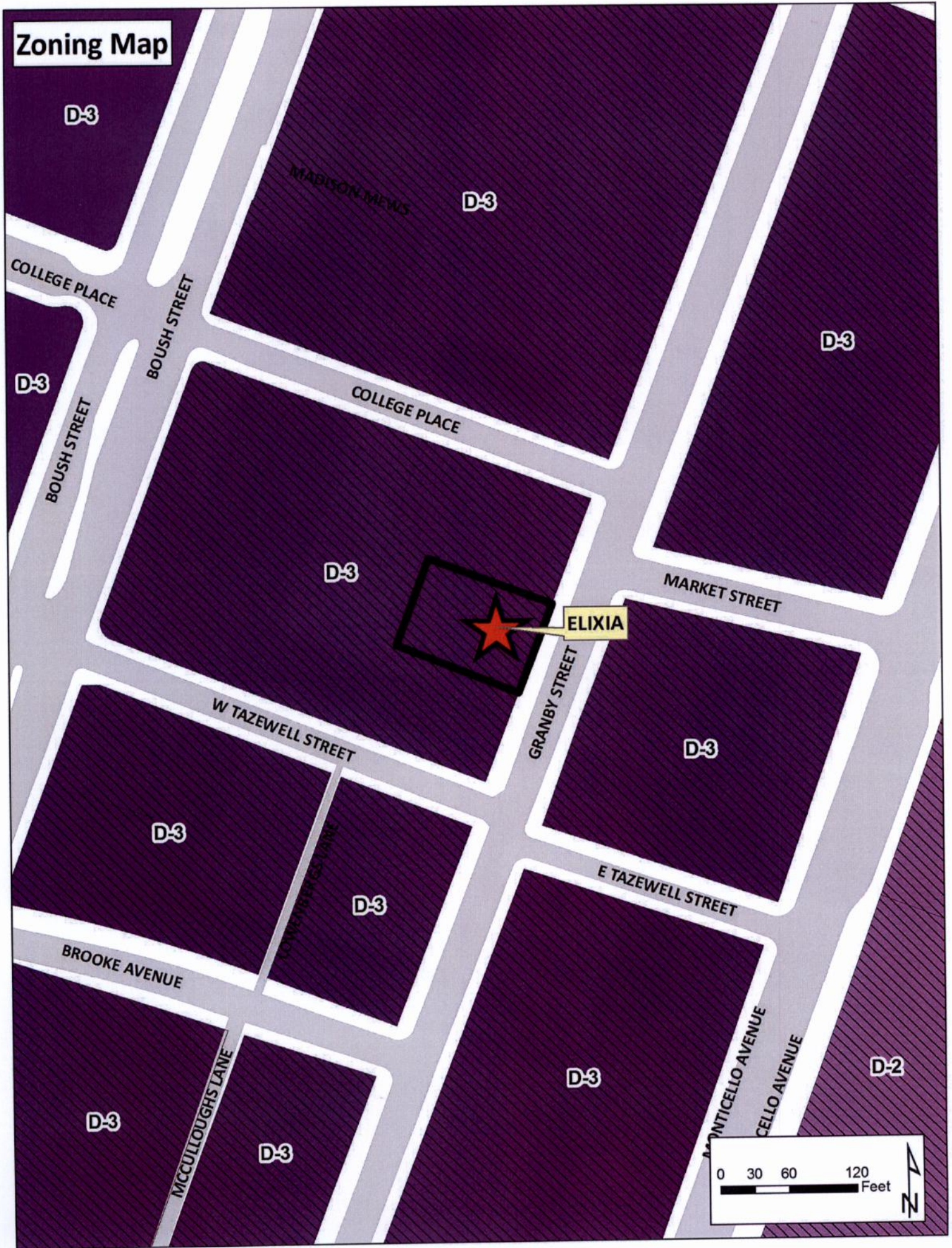
W TAZEVELL STREET

LOWENBERG LANE

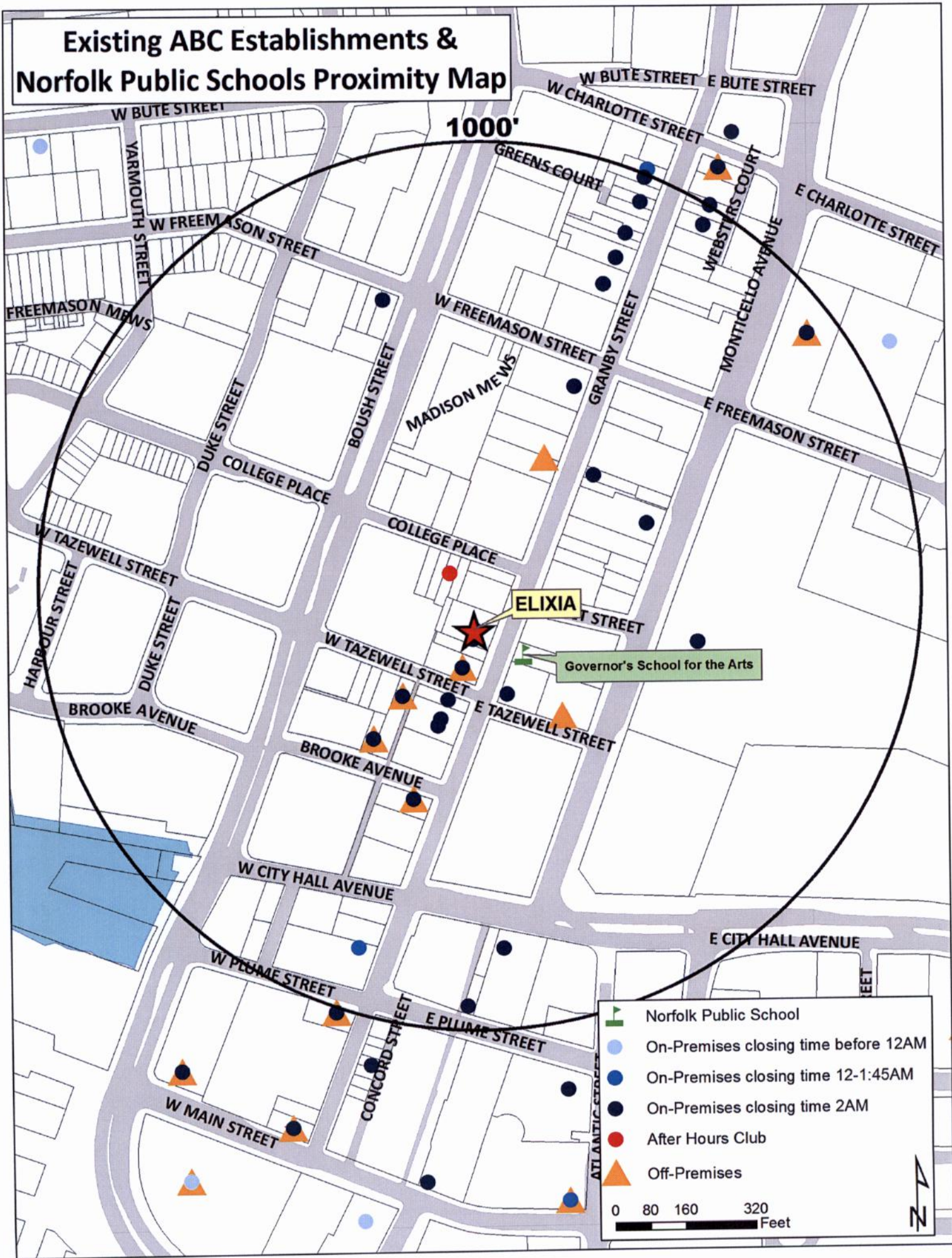
0 10 20 40 Feet



Zoning Map



Existing ABC Establishments & Norfolk Public Schools Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION**

Date of Application: _____

DESCRIPTION OF PROPERTY

Property location: (Street Number) 257 (Street Name) Granby St Norfolk VA 23510

Existing Use of Property Eating and Drinking Establishment

Current Building Square Footage 2500

Proposed Use SAME

Proposed Building Square Footage 2500

Trade Name of Business (If applicable) _____

TIFFANY KIDWELL, DAVID HEDER, HUNTER HERI

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) KIDWELL-GAYLORD (First) TIFFANY (MI) AW

Mailing address of applicant (Street/P.O. Box): 1628 Duke of Windsor Rd

(City) Virginia Beach (State) VA (Zip Code) 23454

Daytime telephone number of applicant (757) 724-0096 Fax () _____

E-mail address of applicant: TIFFANY KIDWELL I@gmail.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) HENR (First) RICK (MI) J

Mailing address of applicant (Street/P.O. Box): 1400 GRABY ST UNIT 407

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of applicant (757) 615-6905 Fax () _____

E-mail address of applicant: RICKHENR CONSULTING@gmail.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) WRICKT (First) BOBBY (MI) _____

Mailing address of property owner (Street/P.O. box): GRABY ST

(City) NORFOLK (State) VA (Zip Code) 23510

Daytime telephone number of owner (757) 472-9393 email: BOBBY@THEWRICKTSITES.COM

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward information: _____

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ One 8½ inch X 11 inch copy of a floor plan drawn to scale showing where cold and/or room temperature alcoholic beverages will be sold. (see attached example).
- ✓ Completed Exhibit A, Description of Operations (attached).
- ✓ Please provide a brief description of the business (i.e., # of employees, current locations, type of restaurant, etc...).

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Robert Wright Sign: 4/18/16
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Tiffany K. Gaynor Sign: 4/18/16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: [Signature] Sign: 4/18/16
(Authorized Agent Signature) (Date)



EXHIBIT "A"

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Date of Application: 4/8/16

Name of business: _____

Address of business: 257 Granby St Norfolk VA 23510

Name(s) of business owner(s)*: The Society, LLC

Name(s) of property owner(s)*: Bobby Wright

Name(s) of business manager(s)/operator(s): Tiffany Kidwell, David Hedrick, Hout, HER,

Daytime telephone number (): _____

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility		Alcoholic Beverage Sales	
Weekday	From <u>11:00 AM</u> To <u>2:00 AM</u>	Weekday	From <u>11:00 AM</u> To <u>12:00 AM</u>
Friday	From <u>11:00 AM</u> To <u>2:00 AM</u>	Friday	From <u>11:00 AM</u> To <u>12:00 AM</u>
Saturday	From <u>11:00 AM</u> To <u>2:00 AM</u>	Saturday	From <u>11:00 AM</u> To <u>12:00 AM</u>
Sunday	From <u>11:00 AM</u> To <u>2:00 AM</u>	Sunday	From <u>11:00 AM</u> To <u>12:00 AM</u>

2. Type of alcoholic beverage applied for:

☒ Beer ☐ Wine ☐ Mixed Beverage

3. Alcoholic beverages to be sold:

☐ Room temperature ☒ Refrigerated

DEPARTMENT OF CITY PLANNING

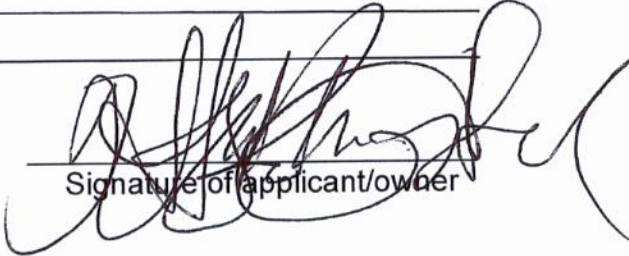
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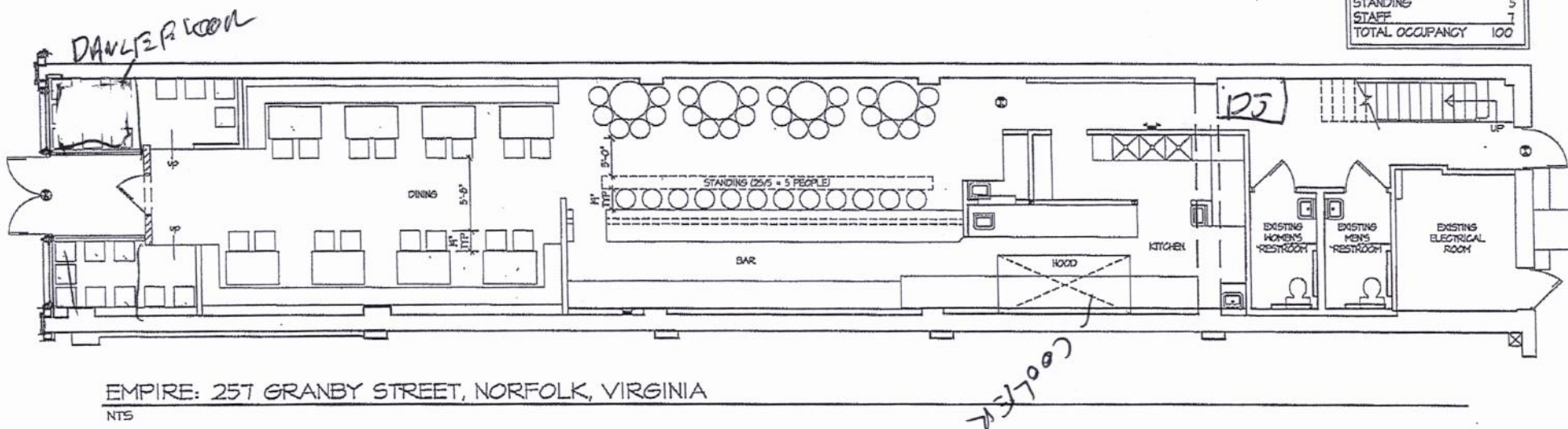
Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Exhibit A – Page 2
ABC-Off

4. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:


Signature of applicant/owner



OCCUPANCY CALCULATIONS	
INDOOR SEATS	76
BAR SEATS	12
STANDING	5
STAFF	7
TOTAL OCCUPANCY	100

EMPIRE: 257 GRANBY STREET, NORFOLK, VIRGINIA
 NTS

751700

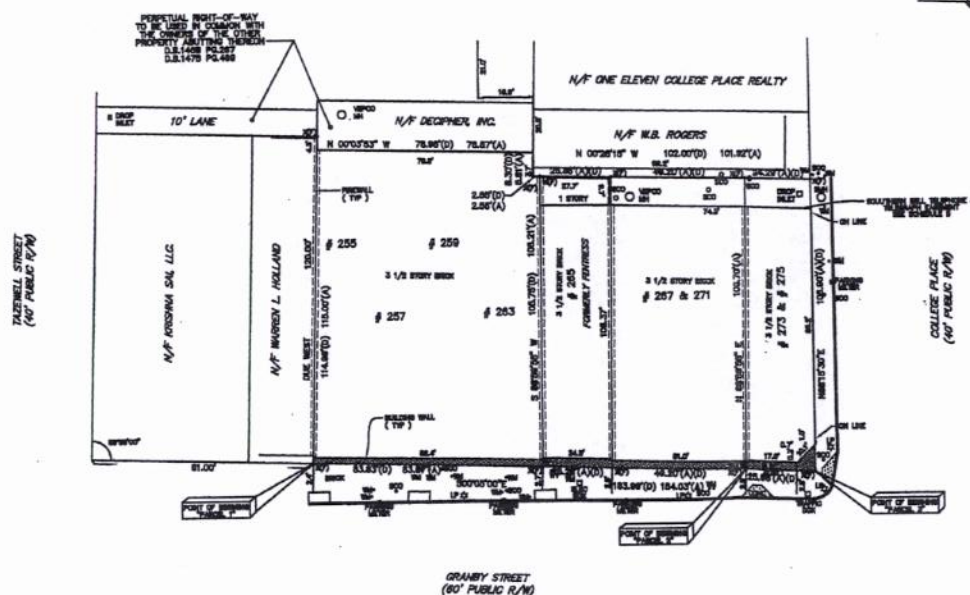
STATEMENT OF ENCROACHMENTS

- [illegible]

N/A

SCHEDULE "B" ITEMS PER
COMMITMENT FOR TITLE INSURANCE DATED JUNE 12, 2006
ISSUED UNDER 182459

12. EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA, IN DEED BOOK 1808, PAGE 122. (AS SHOWN ON SURVEY)



GENERAL NOTES

1. SUBJECT PROPERTY CONTAINS 20102 SQUARE FEET OR 0-54 ACRES (INCLUDING EASEMENTS AND RESERVATIONS).
2. ALL UTILITIES SERVING PROPERTY ARE UNDERGROUND UNLESS NOTED OTHERWISE.
3. SEWER SYSTEM BASED ON 15" DIAMETER 4" HIPS WITH INLET TO PACE 10.
4. SUBJECT PROPERTY IS ZONED D-3, NO APPLICABLE BUILDING RESTRICTIONS.
5. THE INSTRUMENTATION AND FIELD PROCEDURES UTILIZED IN THE CONDUCT OF THE SURVEY INVOLVING THEODOLITE AND THAT A USUAL RANGE OF CLOSURE OF 1/10000 WAS OBTAINED.
6. NO CH-OTC PARKING.
7. NO OTHER ACCESS TO THE PROPERTY IS FROM PUBLIC RIGHT-OF-WAYS.
8. ALL UTILITIES CONNECT TO THE PROPERTY THROUGH A PUBLIC RIGHT-OF-WAY OR EASEMENT.
9. ALL EXTERIOR BUILDING WALLS ARE LOCATED ALONG THE PROPERTY LINES, EXCEPT AS SHOWN.
10. THERE ARE NO VISIBLE GAPS OR GORES ALONG PROPERTY LINES AS DESCRIBED.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510104-00170, REVISED DATE OF APRIL 17, 1984. EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION EXTRACT.

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

JUNE 24, 2008

THE UNDERSIGNED, BEING A DULY LICENSED AND QUALIFIED SURVEYOR IN AND FOR THE STATE OF VIRGINIA DOES HEREBY CERTIFY TO: GRANBY STREET, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY.

THAT THIS SURVEY PRINT IS A TRUE AND ACCURATE SURVEY BASED ON AN INSPECTION OF THE FOLLOWING DESCRIBED REAL ESTATE (THE "PREMISES"):

ALL THAT certain lot, piece, or parcel of land, together with all the buildings and improvements thereon and all the rights, privileges, and appurtenances thereto appertaining, being situate and being on the western side of Grady Street, between Tinsell Street and College Street, in the City of Norfolk, Virginia, the said improvements being now numbered 255 to 263, inclusive, Grady Street, according to the present numbering of buildings on said street, which said piece or parcel of land is more particularly bounded and described as follows:

[illegible]

Together with a perpetual right of way or easement to be used in common with the owners of the other property situated thereon, for right of way across a certain lane or alley in the rear of the above-described premises as reserved in two certain deeds from American Contracting Company, one to Hotel Corporation of Norfolk, dated June 12, 1905, and recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Deed Book 146-58, page 267, and the other to Royal Realty Corporation, dated September 25, 1908, and recorded in said Clerk's Office in Deed Book 147-58, page 438.

Reference is made to a plot of physical survey of said property of record in the aforesaid Clerk's Office in Map Book 11, at page 51.

Parcel 3:
All that certain lot, piece or parcel of land, with the buildings and improvements thereon, situated in the City of Norfolk, Virginia, and designated on 265 - 271 Granby Street, as shown on a plat prepared by Helen C. Gragg, Civil Engineers & Surveyors, dated January 2, 1962, and attached hereto as "Exhibit A," and shown on a plat prepared by the City of Norfolk, Virginia, dated January 2, 1962, and attached hereto as "Exhibit B," which plat is duly recorded in the Clerk's Office of the Circuit Court (formerly Corporation Court) of the City of Norfolk, Virginia, in Map Book 118, at page 12.

MEASURED at a point on the west side of Grubby Street 25.68 feet south of the southwest corner of College Street and College Place as marked by a drill hole in the concrete sidewalk; thence along the west side of Grubby Street 9.0 degrees 50' 00" E, 74.43 feet to a point in the concrete sidewalk; said point being on the extension of the line from the last-foresaid partly well to the point of beginning, the bearing 50° 00' 00" E, the distance 74.43 feet; thence along said center line of said partly well and to the line of the center line of Grubby Street 15.0 degrees 50' 00" E, 75.08 feet to a point in the concrete sidewalk; said point being on the extension of the line from the last-foresaid partly well to the point of beginning, the bearing 50° 00' 00" E, the distance 75.08 feet; thence along said center line of Grubby Street 15.0 degrees 50' 00" E, 104.72 feet to the point of beginning.

Final 3: ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon and the rights, privileges and appurtenances thereto belonging, situate in the City of Norfolk, Virginia, and designated as 273 - 276 Granby Street and 103 - 105 College Place, as a lot, piece or parcel of land, with the buildings and improvements thereon, sold January 2, 1952, and entitled "Transfer of 1950 - 273/276 Granby Street and 103 and 105 College Place PROPERTY OF S.L. SLYVER CORPORATION, NORFOLK, VIRGINIA", as recited in the Clerk's Office of the Circuit Court (formerly Corporation Court) of the City of Norfolk, Virginia, in Map Book 18 of page 19; and more particularly described with reference to said plot follows:

BEGINNING at the southwest intersection of Grizzly Street and College Place as marked by a red iron nail in the concrete sidewalk there along the west side of Grizzly Street, S 0 degrees 09' 30" E, 23.85 feet; thence N 68 degrees 57' 30" E along the easterly side of Grizzly Street, S 0 degrees 09' 30" E, 23.85 feet; thence S 0 degrees 09' 30" E, 106.80(0) 106.70(A) feet to and along said easterly line of said party lot and to a point in a concrete curb line from H & G above 25° 15' N, 24.25 feet to a point in the southern line of College Place said line being distant 106.70 feet from a point in the northern line of College Place and 106.70 feet from the south corner of the NW 1/4 Sec 34 T 15 N R 10 E along said exterior wall a distance of 106.70 feet to the north of Highway.

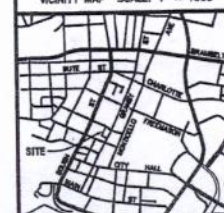
I HEREBY CERTIFY TO THE LIFE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, 250 GRANT, LEO 280 GRANT, L.L.C., 273 GRANT, L.L.C., 333 GRANT, L.L.C. THAT THE SURVEY OF THE BUILDING SHOWN CHOWN ON ANY STREET, THIS SURVEY HAS BEEN PREPARED ON THE GROUND UNDER MY DIRECT SUPERVISION ON JUNE 30, 2005. THIS SURVEY HAS BEEN PREPARED (1) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASLM LAND TITLE SURVEYS" (A.S.T.M. 114-10) AND (2) PURSUANT TO ACCURACY STANDARDS IN EFFECT ON THE DATE OF THIS CERTIFICATION, AND THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS, NONE OF THE BUILDINGS SHOWN CHOWN ON ANY STREET, THIS SURVEY OR BUILDING LINES, NOR ARE THERE DISCREPANCIES BY IMPROVEMENTS FROM ASSESSING PROPERTIES SHOWN.

DATE: 6-30-06

SIGNED: Edward M. Holmes
WARD M. HOLMES, L.S.

ALTA/NOI SURVEY
OF
PROPERTY LOCATED AT 288-273 GUNBY STREET
HUNFORD, VIRGINIA
ADDRESS: 288, 286, 273 GUNBY STREET HUNFORD, VIRGINIA
JOB NO.: 100000 SCALE: 1" = 80' DATE: 8-28-88 REVISION: 10-1-88 SHEET 1 OF 1

WARD M. HOLMES
LAND SURVEYOR, P.C.
8888 Gravelly Street, Norfolk, Virginia 23502



Whitney, Chris

From: Straley, Matthew
Sent: Wednesday, April 13, 2016 10:55 AM
To: 'dncl@welovenorfolk.org'; Miller, Mary
Cc: Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Whitney, Chris
Subject: new Planning Commission application
Attachments: KidwellGaylord.pdf

Ms. Miller and Mr. Murphy,

Attached please find the application for a special exception to permit the sale of alcoholic beverages for off-premises consumption at 257 Granby Street.

The item is tentatively scheduled for the May 26, 2016 Planning Commission public hearing.

Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Thank You.

Matthew Straley
GIS Technician II



City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov



Whitney, Chris

From: Kevin R. Murphy <krmurphy@verizon.net>
Sent: Wednesday, April 13, 2016 11:02 AM
To: Straley, Matthew
Subject: RE: new Planning Commission application
Attachments: KidwellGaylord.pdf

Matthew,

The DNCL will not object to this application.

Kevin

From: Straley, Matthew [mailto:Matthew.Straley@norfolk.gov]
Sent: Wednesday, April 13, 2016 10:55 AM
To: dncl@welovenorfolk.org; Miller, Mary <mmiller@downtownnorfolk.org>
Cc: Whibley, Terry <Theresa.Whibley@norfolk.gov>; Winn, Barclay <barclay.winn@norfolk.gov>; Howard, Oneiceia <Oneiceia.Howard@norfolk.gov>; Whitney, Chris <Chris.Whitney@norfolk.gov>
Subject: new Planning Commission application

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Staff contact: Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov

Thank You.

Matthew Straley
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